



WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

June 6, 2016

1605-ODP-08, 1605-SPP-07, 1605-DDP-17

**Petition Number:** 1605-ODP-08, 1605-SPP-07, 1605-DDP-17

**Subject Property:** South side of 161<sup>st</sup> Street and the Monon Trail

**Petitioner:** Pulte Homes of Indiana, LLC by Weihe Engineers, Inc.

**Request:** Primary Plat, Overall Development Plan and Detailed Development Plan approval for 86 Townhouse Dwellings to be known as the Retreat on the Monon

**Current Zoning:** Viking Meadows PUD District Ord. 12-14 (Parcel E & F)

**Current Land Use:** Undeveloped / Agriculture

**Approximate Acreage:** 13.52 acres+/-

**Zoning History:** 0311-PUD-07 Viking Meadows PUD District (Ord. 04-22) (06/14/04)  
1308-PUD-09 Parcel E & F Amendment (Ord. 13-25) (10/14/13)

**Exhibits:**

1. Staff Report
2. Location Map
3. Primary Plat
4. Development Plan
5. Landscape Plan
6. Elevations
7. Public Comment

**Staff Reviewer:** Jesse M. Pohlman, Senior Planner

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### **PROCEDURAL**

Approval of a Primary Plat and Overall Development Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable Planned Unit Development (PUD) District Ordinance, any variances associated with the site, and any commitments associated with the site.

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### **PROJECT OVERVIEW**

**Location:** The 13.52-acre+/- site is located on both the southeast and southwest corners of 161<sup>st</sup> Street and the Monon Trail (collectively, the "Property") (see **Exhibit 2**).

**Description:** The request is for approval of a Primary Plat and Overall/Detailed Development Plan (see **Exhibit 3**) that includes eighty-six (86) townhouse dwellings. The development is proposed to include six (6) buildings (thirty (30) units) west of the Monon Trail (Parcel E) and eleven (11)

buildings (fifty-six (56) units) east of the Monon Trail (Parcel F) (see **Exhibit 4**). The development is proposed to include 4.8 acres+/- of common area/open space.

**Applicable Zoning:** The applicable zoning district is the Viking Meadows Planned Unit Development (PUD) District, as established by Ordinance No. 04-22 (the “PUD Ordinance”), and amended by Ordinance 13-25 with respect to this property (the “Parcel E & F Amendment”). The subject property encompasses “Parcels” E and F of the Viking Meadows PUD District.

The Parcel E and F Amendment was requested by the petitioner at the request of neighbors in conjunction with the petitioner’s proposed Enclave and Springs PUD Ordinance (southwest corner of 161<sup>st</sup> Street and Oak Ridge Road) in 2013. The Parcel E and F Amendment: (i) expanded the types of permitted amenities for Parcels E and F; (ii) removed the provision that required the Viking Meadows amenities to be available for use by residents of Parcel E and F; (iii) removed commercial (LB-H businesses) uses as a permitted use for the Property; and (iv) expanded the applicability of which facades that garages may be located for multi-family dwellings.

Pursuant to the original PUD Ordinance (04-22), the proposed dwellings are a permitted use for the Property. The PUD Ordinance provides that if the Property is developed for the proposed dwelling type, then the MF2: Multi-Family Medium Density District shall be the underlying zoning district, as it was in force and effect at the time of the enactment of the PUD Ordinance (2004).

The petition was reviewed by the Technical Advisory Committee at its April 19, 2016, meeting. This petition was properly noticed and received a public hearing at the Plan Commission’s May 2, 2016, meeting.

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#### **DEVELOPMENT PLAN (Article 10.7(G) of the UDO):**

##### **The plans comply.**

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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**DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):**

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

- 18) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

**Comment:** Please see District Standards and underlying zoning district comments herein.

- 19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

**Comment: Property is located within The Viking Meadows Planned Unit Development (PUD) District. Please see District Standards comments herein.**

- 20) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
- a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
  - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
  - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 21) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

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**DISTRICT STANDARDS (SECTIONS 6, 7, 8 AND EXHIBIT 15 OF THE PUD)**

**The plans comply with WC 16.04.040(B), as modified by the Viking Meadows PUD Ordinance (Exhibit 15).**

- 22) Section 7.2 (Parcel E) and 7.4 (Parcel F): The Permitted Use Exhibit (Exhibit 13 of the Original PUD) provides that Multifamily Dwellings, as proposed, are permitted. Multifamily Dwellings are defined in Exhibit 13 as “the use of a lot for three (3) or more dwelling units, within one (1) or more buildings, other than a manufactured home.”
- 23) Maximum Density: 133 dwelling units (82 in Parcel E, 51 in Parcel F)
- Comment: Plans comply. 86 units are proposed (56 in Parcel E, 30 in Parcel F).**
- 24) Maximum per Structure: 10 dwelling units
- Comment: Plans comply. Proposed plans range between 4 and 6 du/structure.**
- 25) Minimum Unit Widths: 20 feet (see footnote \*\*\* in Exhibit 15 of Ord. 04-22)
- 26) Minimum Lot Area: 5,000 sq. ft.
- 27) Maximum Building Height: 45 feet
- 28) Minimum Dwelling Size: 1,500 sq. ft. (Parcel E) and 1,800 sq. ft. (Parcel F)
- 29) Minimum Building Setback Requirements:
- a) Front Yard: 25 feet

- b) Side Yard: 12 feet
- c) Rear Yard: 20 feet
- d) 161<sup>st</sup> Street: 65 feet

30) Minimum Building Separation: 20 feet

31) Off-Street Parking (WC 16.04.120): Two (2) parking spaces per multi-family dwelling unit is required, with a minimum size of ten (10) feet by twenty (20) feet. Parallel parking shall require twenty-four (24) feet in length.

32) Parcel Sizes: The size, dimensions, and acreage of each of the Parcels may be increased or decreased by up to fifteen percent (15%).

**Comment: Plans comply. The PUD Ordinance established Parcel E as 8.16 acres and Parcel F as 5.12 acres. The plans establishes Parcel E as 8.4 acres and Parcel F as 5.12 acres.**

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#### **ARCHITECTURAL STANDARDS (SECTION 9.6 AND 9.8 OF THE PUD)**

Two building types have been submitted for review (see **Exhibit 6**) that include a “rear load” building for Block M and Block N (buildings parallel to 161<sup>st</sup> Street) and a “front load” building for the remaining buildings. As revised, plans comply.

33) All new buildings or building additions shall utilize two (2) or more exterior building materials. Permitted materials include: brick, hardi-plank, wood, exterior insulation and finish system (EIFS). At least fifty percent (50%) of the front elevation of each building, exclusive of doors and windows, shall be brick, and the remaining portions of each building shall be hardi-plank, wood, or EIFS, in such percentages and amounts as determined by developer in its sole discretion.

**Comment: The front elevation is applied as the building façade with the residence’s front door. As a result, the plans comply with this standard.**

34) Neither vinyl nor aluminum siding are permitted.

35) No one (1) building shall contain more than ten (10) attached single family residences.

36) A light shall be installed at the front of each attached residence; shall be equipped with photoelectric cell or similar to insure automatic illumination from dusk till dawn.

**Comment: Will be further reviewed by the Department for compliance at the time of the building permit review for each individual building.**

37) All mailboxes shall be uniform in design, coloring, lettering, numbering.

**Comment: Will be further reviewed by the Department for compliance at the time of the building permit review for each individual building.**

- 38) Number of street address shall be placed on the residence and mailbox and shall be of uniform design, coloring, and numbering. The number attached to residence shall be etched in stone, concrete, or other brass-type plate.

**Comment: Will be further reviewed by the Department for compliance at the time of the building permit review for each individual building.**

- 39) Design elements and detailing shall be continued completely around each building. Such design elements shall include, but are not limited to: windows, window placement, trim detailing, and exterior wall materials. Use of long, massive, unbroken exterior building walls shall be avoided.

**Comment: Submitted floorplans depict the building façade offsets, including the change in vertical plane as a result of the site's topography. The plans have been revised to now carry around the design elements and detailing from the front elevations (e.g., exterior wall materials) for all buildings and all facades. As a result, the revised plans comply.**

- 40) Roof form and design will include, where appropriate, varied pitches and ridge levels.
- 41) Minimum of eight-inch (8") overhangs.
- 42) Buildings shall have windows on at least three (3) sides; provided however, that in the event of a side of a building does not have a window, then it shall have two (2) architectural breaks, such as a chimney or corner break.
- 43) All buildings shall have the same style of roof and type and color of shingle. Different colors of brick and siding may be incorporated, so long as they are compatible.
- 44) A multi-family building within one hundred and fifty (150) feet of a Viking Meadows Common Area (not including common areas within Parcels E and F) shall not include a garage door on the façade that is most parallel to and facing that common area.
- 45) There shall be no garage doors on the elevation of a multi-family building facing 161st Street (with respect to buildings closest to 161st Street).

## **LANDSCAPING STANDARDS (SECTION 10 OF THE PUD)**

46) **Section 10.1 Minimum Lot Landscaping:** One (1) shade tree, one (1) ornamental tree or evergreen tree, and four (4) shrubs per dwelling unit.

**Comment:** Plans comply.

	Required	Provided	Revision
Shade Trees	1 per d/u 86 total	90	complies
Ornamental Trees	1 per d/u	17	complies
Evergreen Trees	86 total	69 (39)*	complies
Shrubs	4 per d/u 344 total	226 shrubs*	complies

*\*Plan Commission may approve a landscape plan that substitutes up to 60% of the required shrubs with an evergreen tree at a 1:3 (tree:shrub) ratio. 118 shrubs are proposed to be substituted with 39 evergreen trees.*

47) **Section 10.2 Buffer Yard Requirements:**

- Neither buffer yard nor buffer yard landscaping shall be required in those areas along the perimeter of the Real Estate which are occupied by a common area which is greater than or equal to fifty (50) feet in width.
- Neither buffer yards nor buffer yard landscaping shall be required on lots which abut the perimeter of Parcel C and/or Parcel D and which are greater than or equal in size to three-quarters (3/4) of an acre.
- Neither buffer yards nor buffer yard landscaping shall be required along the perimeter of the Real Estate abutting the Monon Trail.
- Within buffer yards, at least one (1) evergreen tree will be planted per twenty (20) linear feet and no shrubs shall be required.
- Exhibit 21 of the PUD requires the following adjacent to 161<sup>st</sup> Street: a berm (undulating between 3 and 4 feet in height), one (1) evergreen tree per twenty (20) feet, and one (1) shade tree per thirty (30) feet.

**Comment: Plans comply.**

	Shade Trees		Evergreen Trees	
	Required	Provided (Revision)	Required	Provided (Revision)
Parcel E (433 feet)	14	15 (complies)	22	22 (complies)
Parcel F (280 feet)	9	11 (complies)	14	14 (complies)

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**LIGHTING STANDARDS (SECTION 12 AND EXHIBIT 24 OF THE PUD)**

**Plans comply and will be further reviewed by the Department for compliance at the time of the building permit review for each individual building.**

- 48) Coach lights, dusk to dawn lights, and landscape lights shall be permitted.
- 49) All light fixtures shall be fully shielded and direct light downward toward the earth's surface. All lights shall have shield, adjustable reflector, and non-protruding diffuser.
- 50) All lighting sources shall be directed away from reflective surfaces to minimize glare.
- 51) All lighting sources shall direct light away from adjacent property owners and public rights-of-way.
- 52) Light meter readings shall not exceed 0.5 foot-candles at property line.
- 53) All lights shall be fully shielded and direct light downward toward the earth's surface. All lights shall have a shield, adjustable reflector, and non-protruding diffuser.

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**DESIGN STANDARDS (Chapter 8 of UDO)**

**Plans comply.**

- 54) Block Standards (Article 8.1)
- 55) Easement Standards (Article 8.3)
- 56) Monument and Marker Standards (Article 8.5)
- 57) Open Space and Amenity Standards (Article 8.6 and Section 13 & 16 of the PUD)
  - a) At least 20% of the gross land area shall be designated as secondary green space areas. The ownership of green space, how it will be protected from future development and responsibility for future maintenance must be documented and recorded with the plat.

**Comment: Plans comply. 2.7 acres of open space is required, and 4.79 acres (35.4%) of open space is proposed.**



- b) A minimum of three (3) amenities shall be provided (Table 16.04.040-1 of Exhibit 12 of the Original PUD), which may include (as amended by the Amendment Ordinance): picnic/barbeque areas and playgrounds (one picnic/barbeque area that shall include **at least one barbeque grill and one picnic table per 50 dwelling units** and/or one large playground at least 5,000 square feet in area per 150 dwelling units); **dog park**; outdoor entertainment area to include a minimum of one gas grill, one table and seating for eight people; and, **a connection to the Monon Trail to include a minimum of seating for four (4) people, two (2) trees, and twelve (12) shrubs, and "Monon Trail" sign.**

**Comment:** Plans comply and label three (3) amenities as follows: (1) Monon Trail Access; (2) Two (2) Picnic/Barbeque Areas; (3) Dog Park. Preliminary amenity area improvement details are provided on Sheet L-3 of the Landscape Plan.

58) Pedestrian Network Standards (Article 8.7) and Monon Trail (Section 18 of the PUD)

- a) The developer shall have the right to cross the Monon Trail, within Parcel E and Parcel F, with streets connecting Parcel E and Parcel F, and shall have the right to connect to the Monon trail system installed and internal to the Real Estate.

**Comment:** In coordination with the Public Works Department, Fire Department, and Parks Department, the private street crossing the Monon Trail is proposed at grade, just south of 161st Street. The Petitioner will continue to work with the Public Works Department on the final design of the crossing at the time of construction plan approval. As presented at the public hearing, the proposed crossing does not preclude the City from improving the Monon Trail to go beneath 161<sup>st</sup> Street in the future.

59) Storm Water Standards (Article 8.8)

60) Street and Right-of-Way Standards (Article 8.9) and Road Cuts (Section 15 of the PUD)

61) Street Light Standards (Article 8.10)

62) Street Sign Standards (Article 8.11)

63) Surety Standards (Article 8.12)

64) Utility Standards (Article 8.13)

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**PRIMARY PLAT REVIEW COMMENTS**

**Plans comply.**

65) Proposed name of subdivision.

66) Names and addresses of the owner, owners, land surveyor or land planner.

67) Title, scale, north arrow and date.



- 68) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 69) Easements (locations, widths and purposes).
- 70) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 71) Layout of Lots (showing dimensions, numbers and square footage).
- 72) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 73) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 74) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 75) Building setback lines.
- 76) Legend and notes.
- 77) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 78) Other features or conditions which would affect the subdivision favorable or adversely.
- 79) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 80) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 81) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 82) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 83) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

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### **PUBLIC HEARING COMMENTS**

At the May 2, 2016, public hearing, the following topics were broached (as summarized in the May 2, 2016, Plan Commission minutes): (i) land use; (ii) Monon Trail crossing and 161<sup>st</sup> Street; (iii) building height and architecture; (iv) 161<sup>st</sup> Street vehicular access; and (v) drainage.

The Petitioner has revised their plans since the public hearing and the proposed plans now comply with the applicable ordinances. The revisions were made in coordination with the Public Works Department, Fire Department, Parks Department and this Department, and in response to comments at the public hearing.

As summarized herein, the proposed development is a permitted land use and the proposed design of the development complies with the applicable ordinances. As a result, the Primary Plat, Overall Development Plan and Detailed Development Plan are eligible for approval by the Plan Commission.

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### **DEPARTMENT COMMENTS**

- 1) **The Primary Plat, Overall Development Plan and Detailed Development Plan comply with the applicable zoning ordinances.**
- 2) **Action: Approve the primary plat (1605-SPP-07), overall development plan (1605-ODP-08) and detailed development plan (1605-DDP-17) with the following conditions:**
  - ***All necessary permits and approvals be obtained from the Public Works Department and the County Surveyor's Offices prior to the issuance of an Improvement Location Permit.***
  - ***The final design of the Barringer Drive crossing of the Monon Trail shall be determined and approved by the Public Works Department prior to the issuance of an Improvement Location Permit.***
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or [jpohlman@westfield.in.gov](mailto:jpohlman@westfield.in.gov).